

NEW LISTING

OFFICE GOLF

BLOOMINGTON, MN

42,303 SF

CLASS B OFFICE

1.80 ACRES

CALL FOR OFFERS

DUE FRIDAY, MAY 29TH AT 5:00 PM CST

FOR SALE

7807 CREEKRIDGE CIRCLE
BLOOMINGTON, MN 55439

Results
COMMERCIAL
RE/MAX RESULTS

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OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

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PROPERTY INFORMATION

EXECUTIVE SUMMARY

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

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OFFERING SUMMARY

Sale Price:	Negotiable
Call For Offers:	May 29, 5 PM CST
Building SF:	42,303 SF
Lot Size:	1.80 AC (78,408 SF)
Building Class:	B
Year Built:	1983
Renovated:	2023
Floors:	3
PID#:	17-116-21-21-0006
2026 Taxes:	\$135,693
2025 Assessed Value:	\$4,090,000

PROPERTY OVERVIEW

· **Call For Offers! Due by Friday, May 29th at 5pm CST.**

· Sale Options:

1. **Real Estate + Office Golf Business, Furniture, Fixtures, & Equipment** (all included in the sale)
2. **Owner/User** – Ideal for a corporate headquarters with in-place existing Tenancy Income
3. **Investor** – opportunity to lease up vacancy and/or backfill with an Office Golf operator or similar experiential user. One year Office Golf lease-back may be possible dependent on sale price & rental rate.

· **Significant Capital Investment:** Approximately \$3 Million invested in interior and exterior renovations (2023)

· **Office Golf Tenancy:** No long-term leaseback; immediate occupancy available. One year Office Golf lease-back may be possible dependent on sale price & rental rate.

· Office Golf Amenities Include:

- o **18 TrackMan** golf simulators
- o **2 Full-Service Bars** (including the Hornet Bar)
- o **Commercial Kitchen**
- o Turnkey Restaurant Space with outdoor patio

· **Zoning: C-4** Freeway Office: allows for a wide range of office, hospitality, and commercial uses

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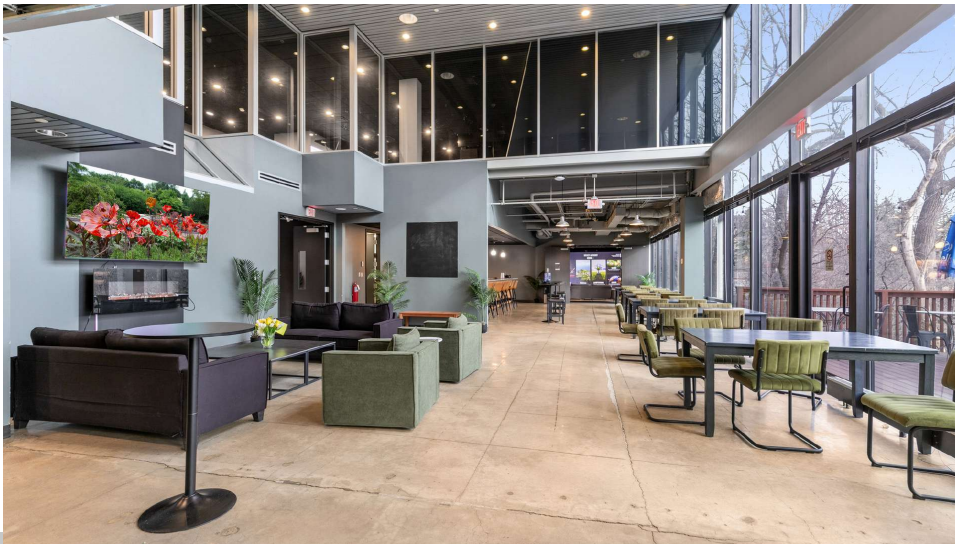


PROPERTY OVERVIEW CONTINUED

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PROPERTY OVERVIEW CONTINUED

· Premier I-494 Corridor Location:

- o Exceptional visibility and frontage along one of Bloomington's most trafficked corridors
- o Strong Demographics: **\$179,026 average household income** within 1 mile
- o Traffic Counts: Exposure to **140,296 vehicles per day** on I-494
- o Surrounding Area: Located among national retailers, hospitality, and dense multifamily housing

· Building Overview:

- o Existing diversified Tenant mix include: **2nd Swing Golf, Bethany Fellowship, Financial Services, Transportation, Construction**, and more.
- o **42,303 SF** Class B Office building
- o Three-story structure with elevator service
- o Open-concept layouts with abundant natural light
- o Modernized finishes and strong curb appeal
- o **New Roof** 5 years ago (~20 year warranty)
- o 6 new offices just completed on 2nd floor for additional income potential

· Site Details:

- o **1.80 acres** (78,404 SF)
- o Great parking with **68 underground + 96 surface stalls**

- **Contact: Hayden Hulsey, CCIM** for financials, tours, and additional information

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PHOTO GALLERY

PHOTO GALLERY - 1ST FLOOR

OFFICE GOLF

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PHOTO GALLERY - 1ST FLOOR

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PHOTO GALLERY - 1ST FLOOR

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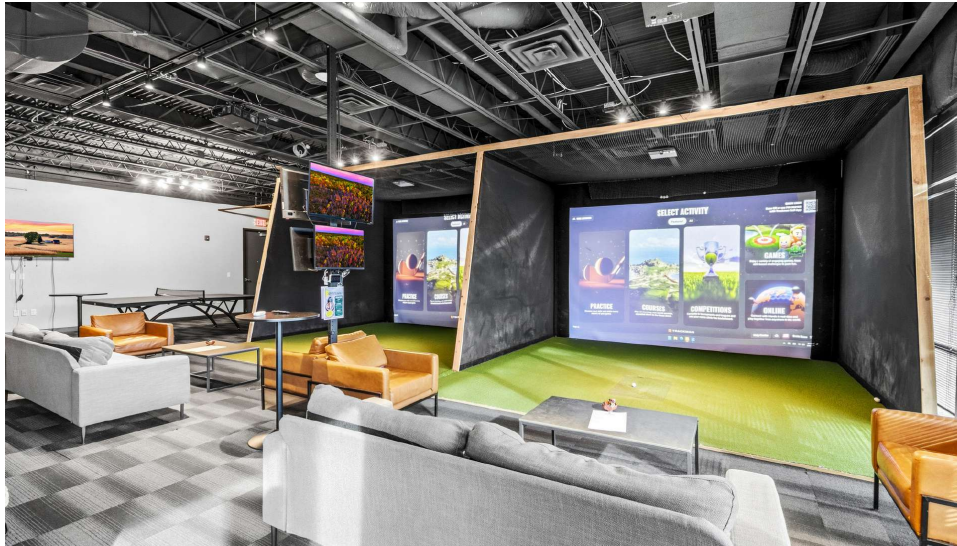
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PHOTO GALLERY - 1ST FLOOR

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PHOTO GALLERY - 1ST FLOOR

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PHOTO GALLERY - 2ND FLOOR

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PHOTO GALLERY - 2ND FLOOR

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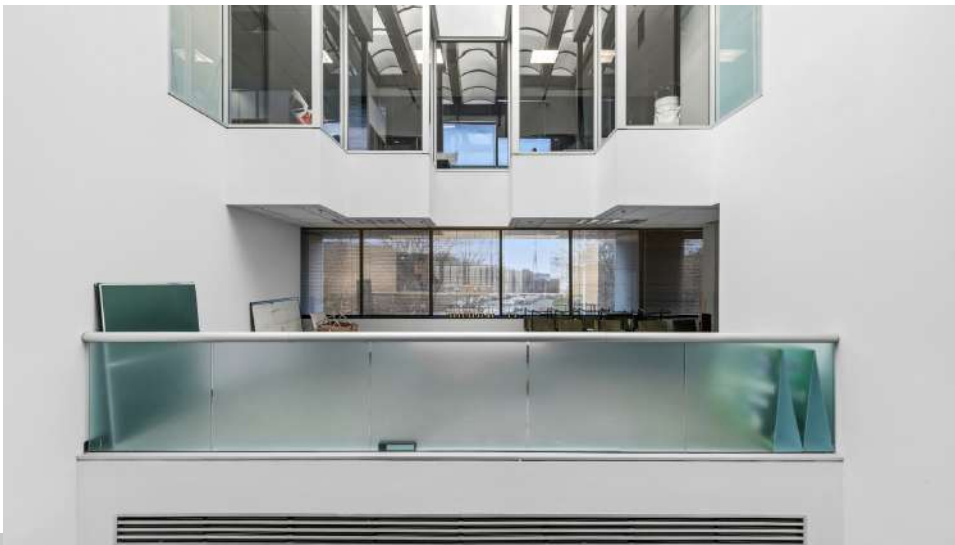
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PHOTO GALLERY - 2ND FLOOR

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PHOTO GALLERY - 2ND FLOOR

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PHOTO GALLERY - 2ND FLOOR

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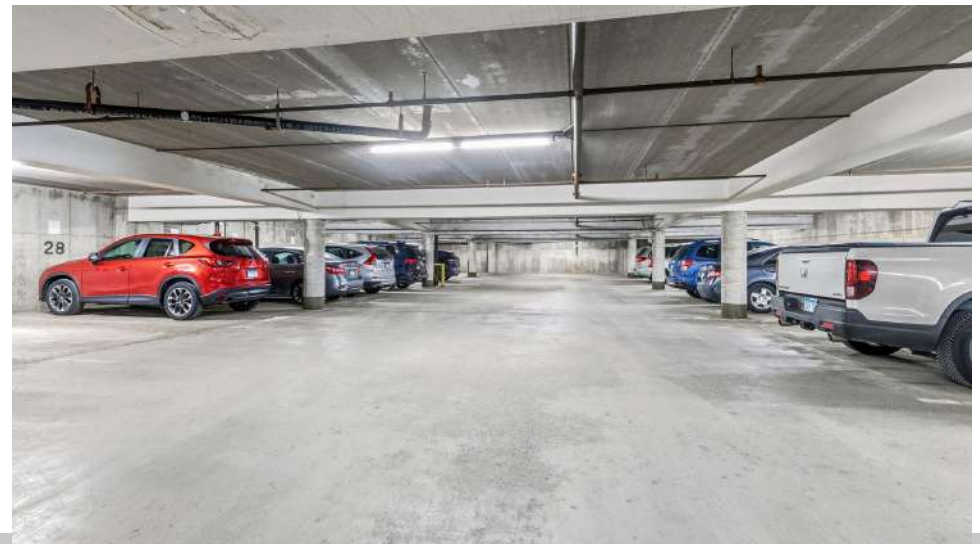
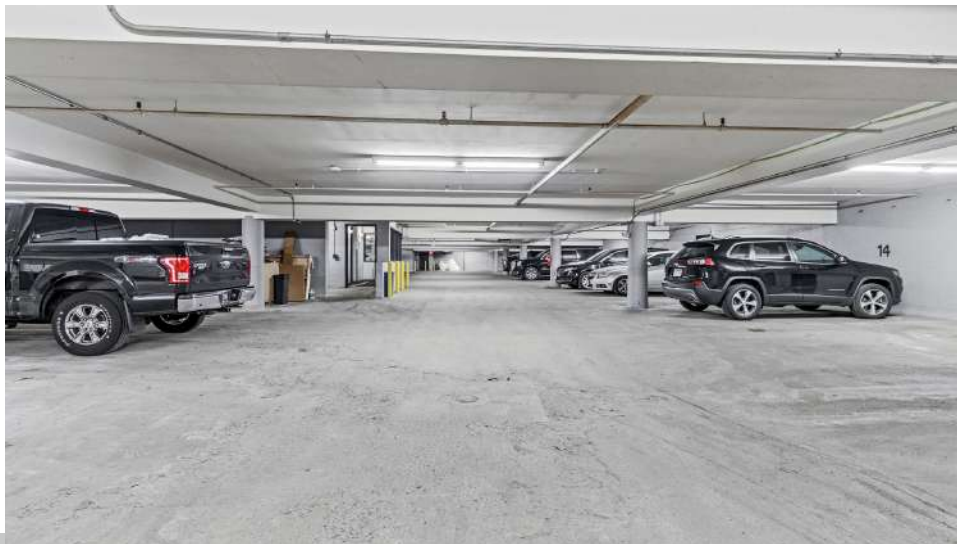
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PHOTO GALLERY - 2ND FLOOR + PARKING GARAGES

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PHOTO GALLERY - EXTERIORS

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SITE FOR SALE - HENNEPIN COUNTY PROPERTY LINE

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FLOOR PLANS

FIRST FLOOR

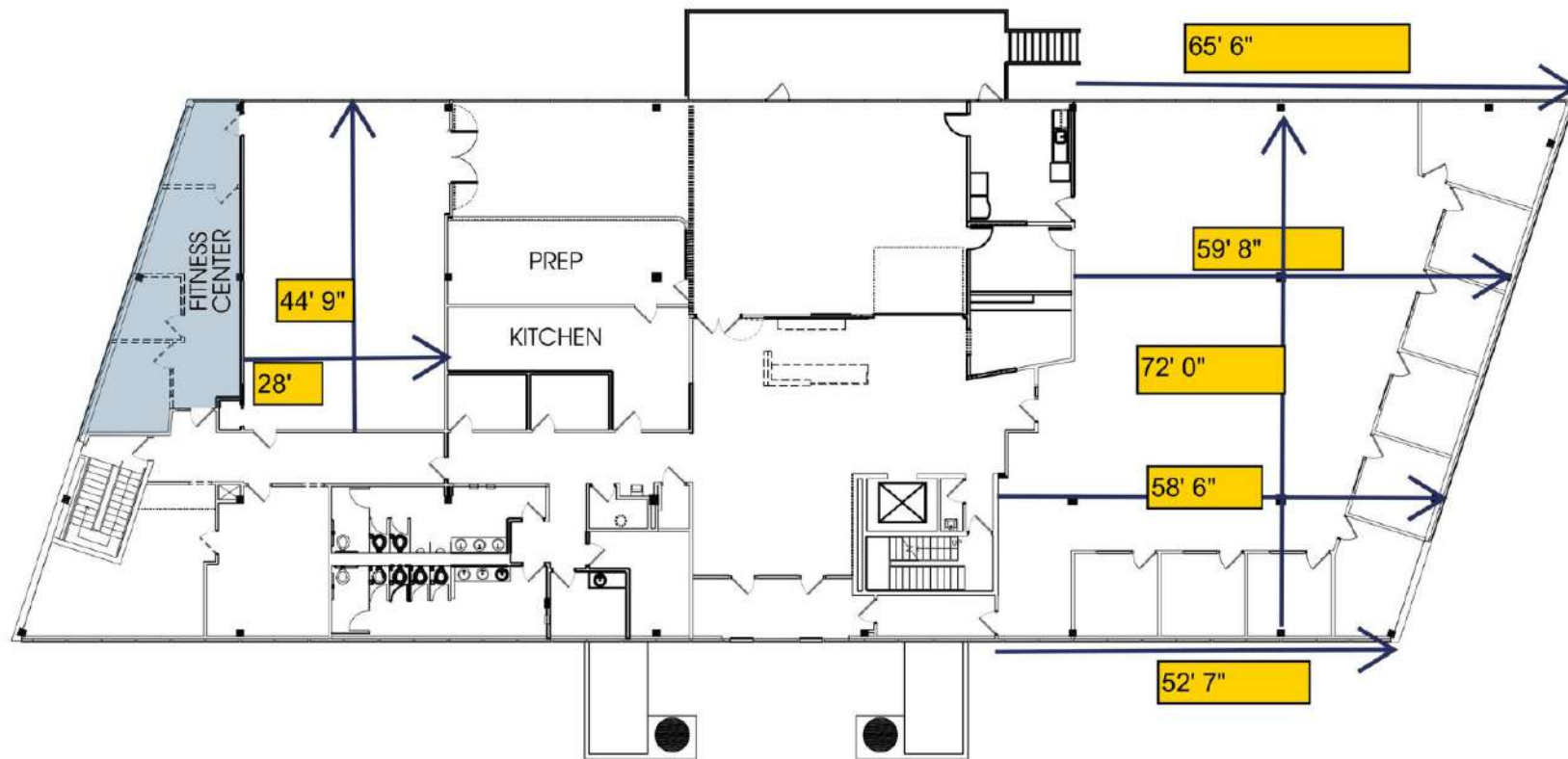
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Office Golf Occupies Entire First Floor

First Floor



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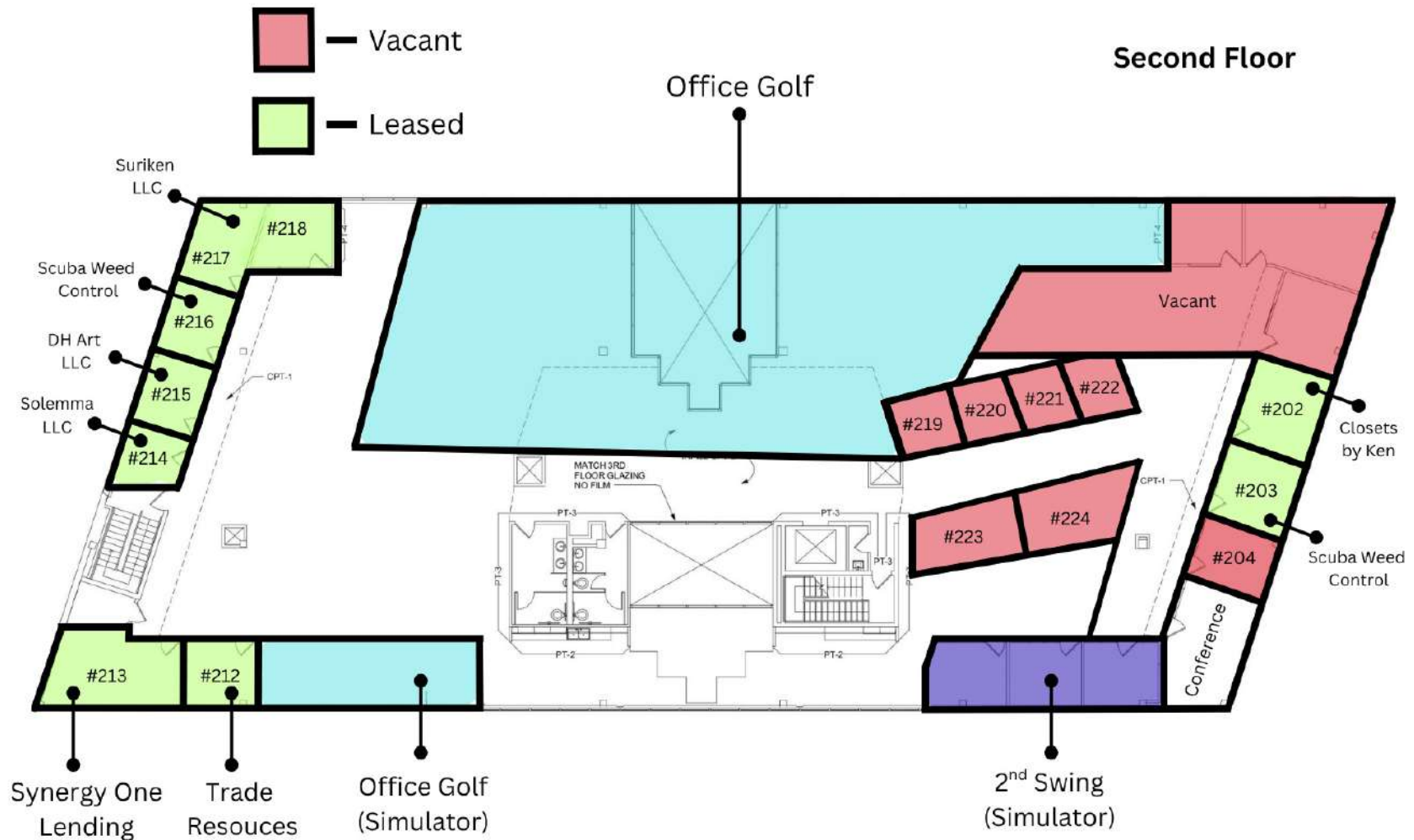
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SECOND FLOOR

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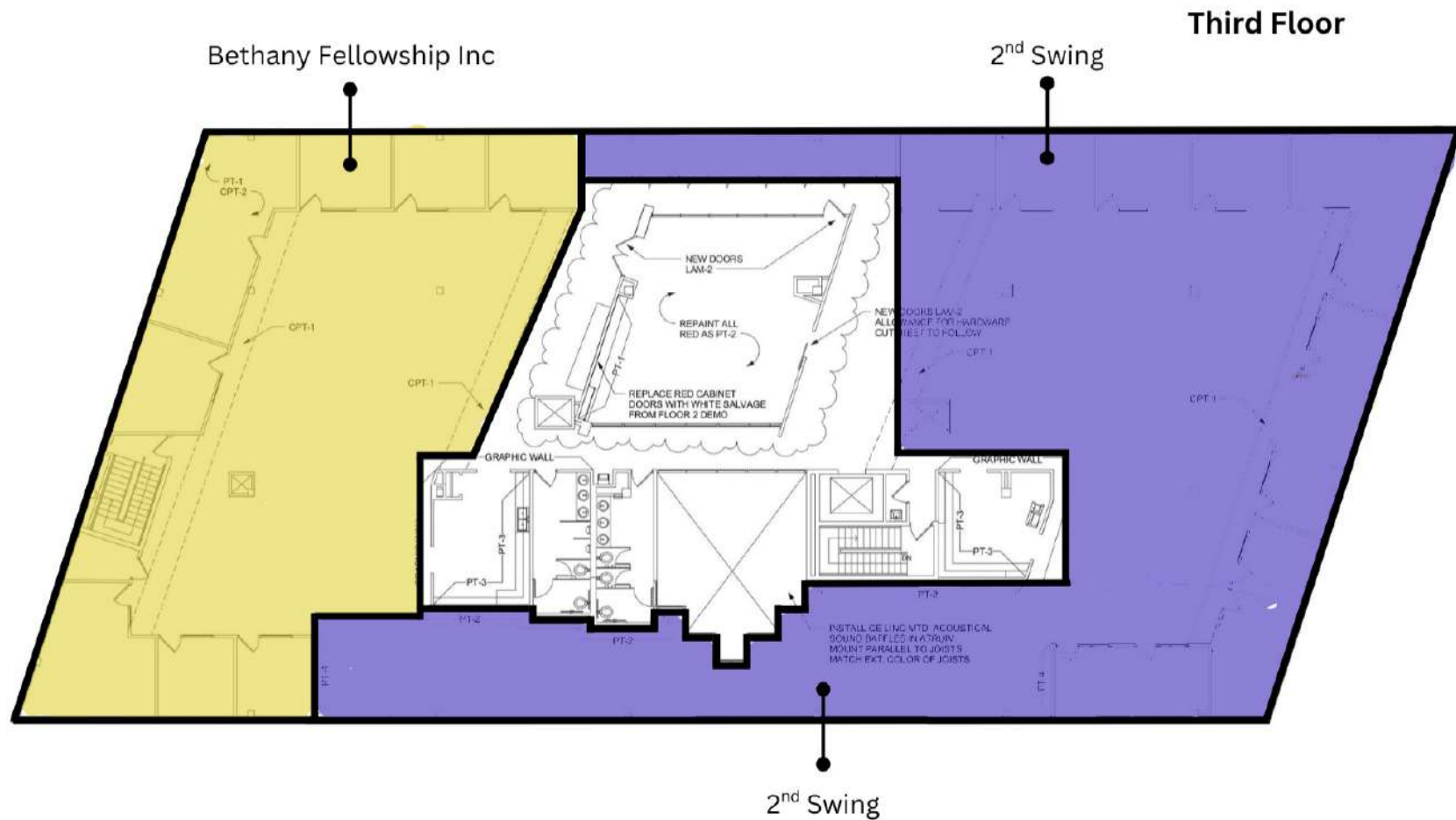
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THIRD FLOOR

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ZONING INFORMATION

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FREEWAY OFFICE (C-4) DISTRICT

The C-4 Freeway Office District is intended to accommodate regionally oriented office and hospitality uses in a cohesive, high-quality development environment. This district supports a concentration of office, hotel, and office-compatible commercial uses, while limiting incompatible uses that could disrupt the overall character and functionality of the area. The zoning framework emphasizes appropriate development intensity, strong site planning, and a professional setting suitable for corporate, medical, and service-oriented users.

In addition to traditional office and hospitality uses, the district allows for supporting accessory uses and the integration of residential components where appropriate, creating opportunities for mixed-use environments. Development standards related to floor area ratio (FAR), building size, height, setbacks, and site design are governed by the City's broader zoning code to ensure consistency, quality, and long-term viability of the district.

To learn more and see all permitted uses, please visit: https://codelibrary.amlegal.com/codes/bloomington/latest/bloomington_mn/0-0-0-109730

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PARKING INFORMATION

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7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

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PARKING INFORMATION

- Surface Lot - 96 spaces
- Underground Parking Level 1 - 34 Parking spaces
- Underground Parking Level 2 - 34 Parking spaces: Accredited Investors has 10 reserved spaces. 2nd Swing has 4 reserved spaces.

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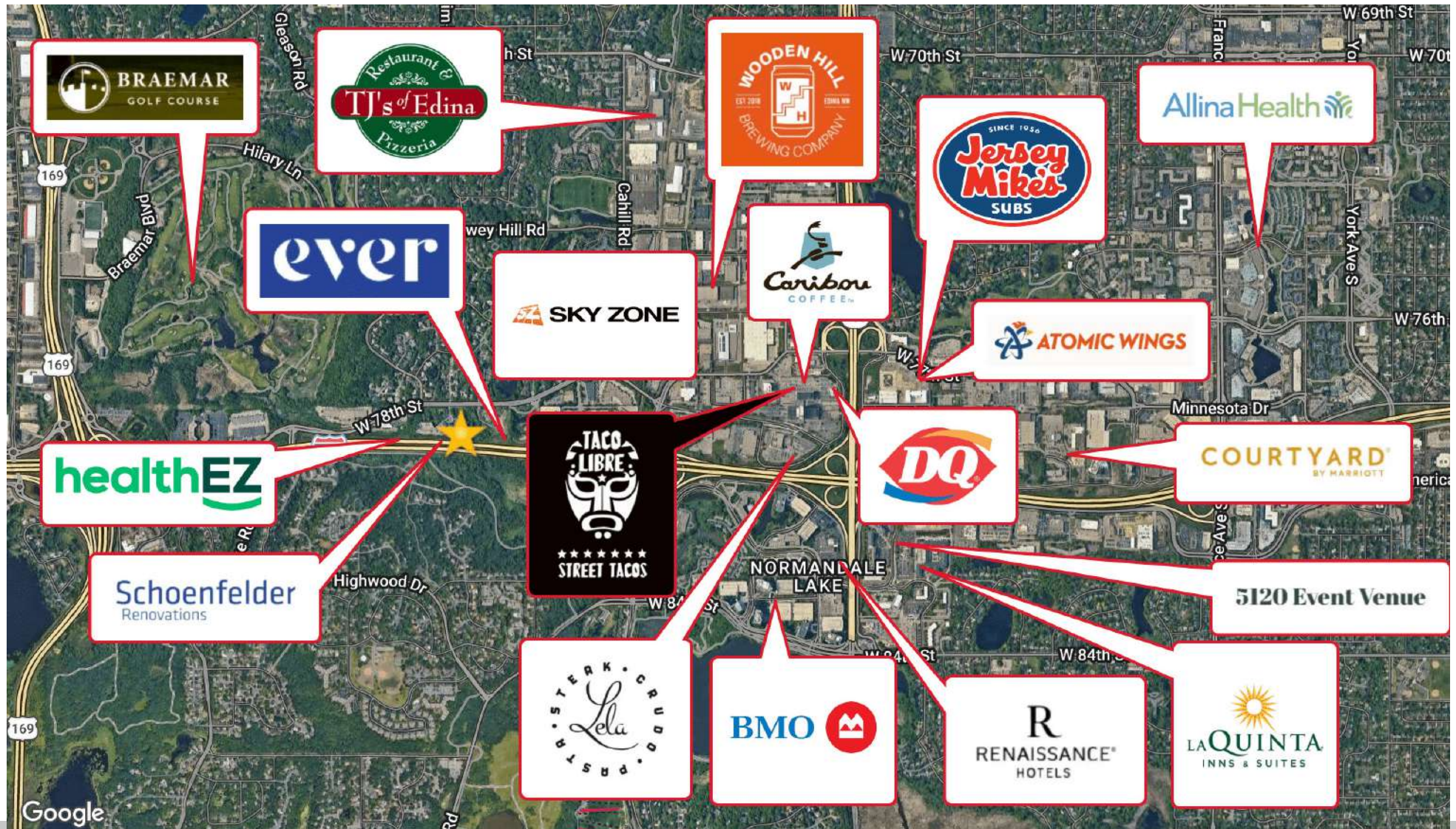
LOCATION INFORMATION

RETAILER MAP

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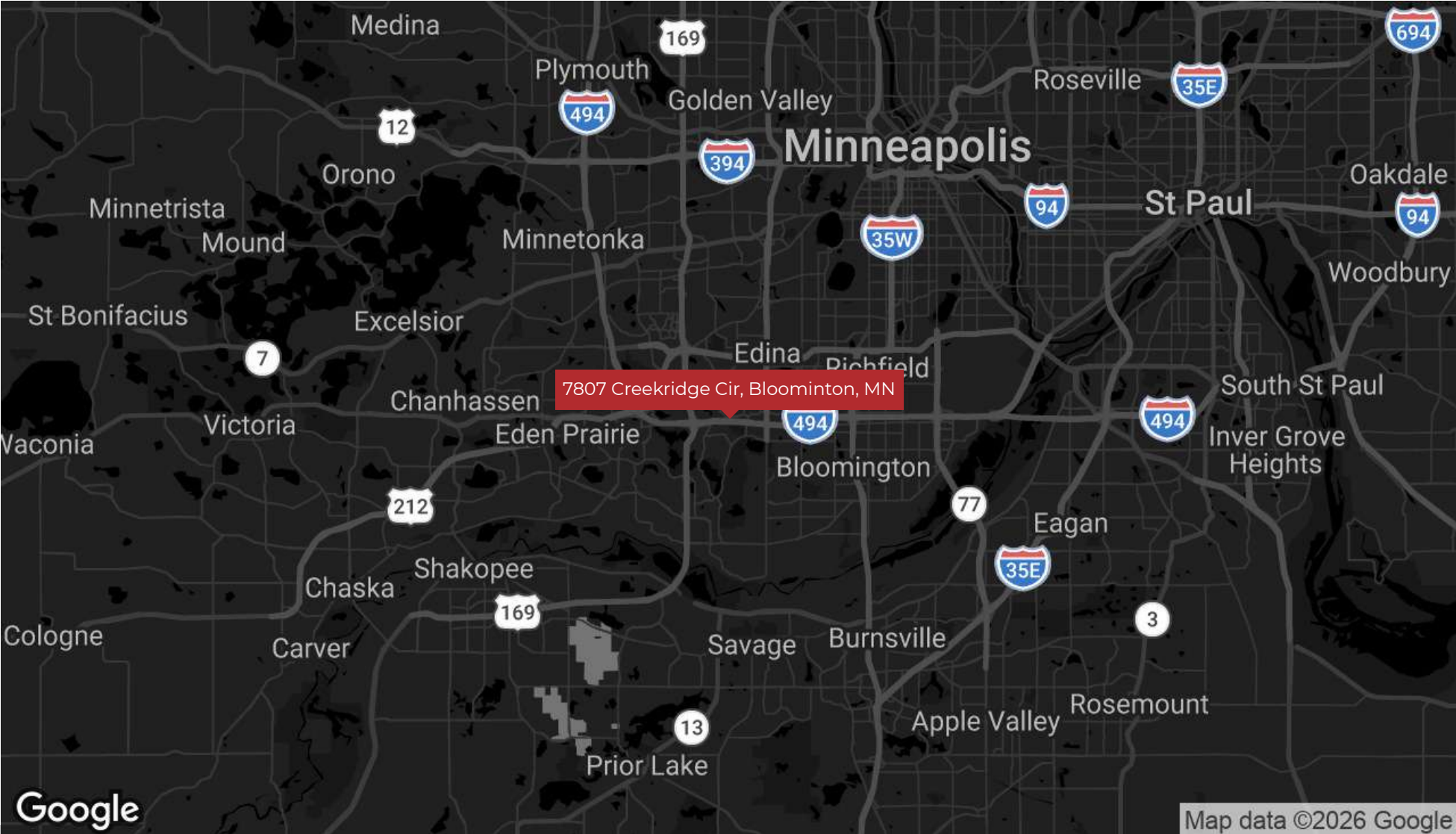
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REGIONAL MAP

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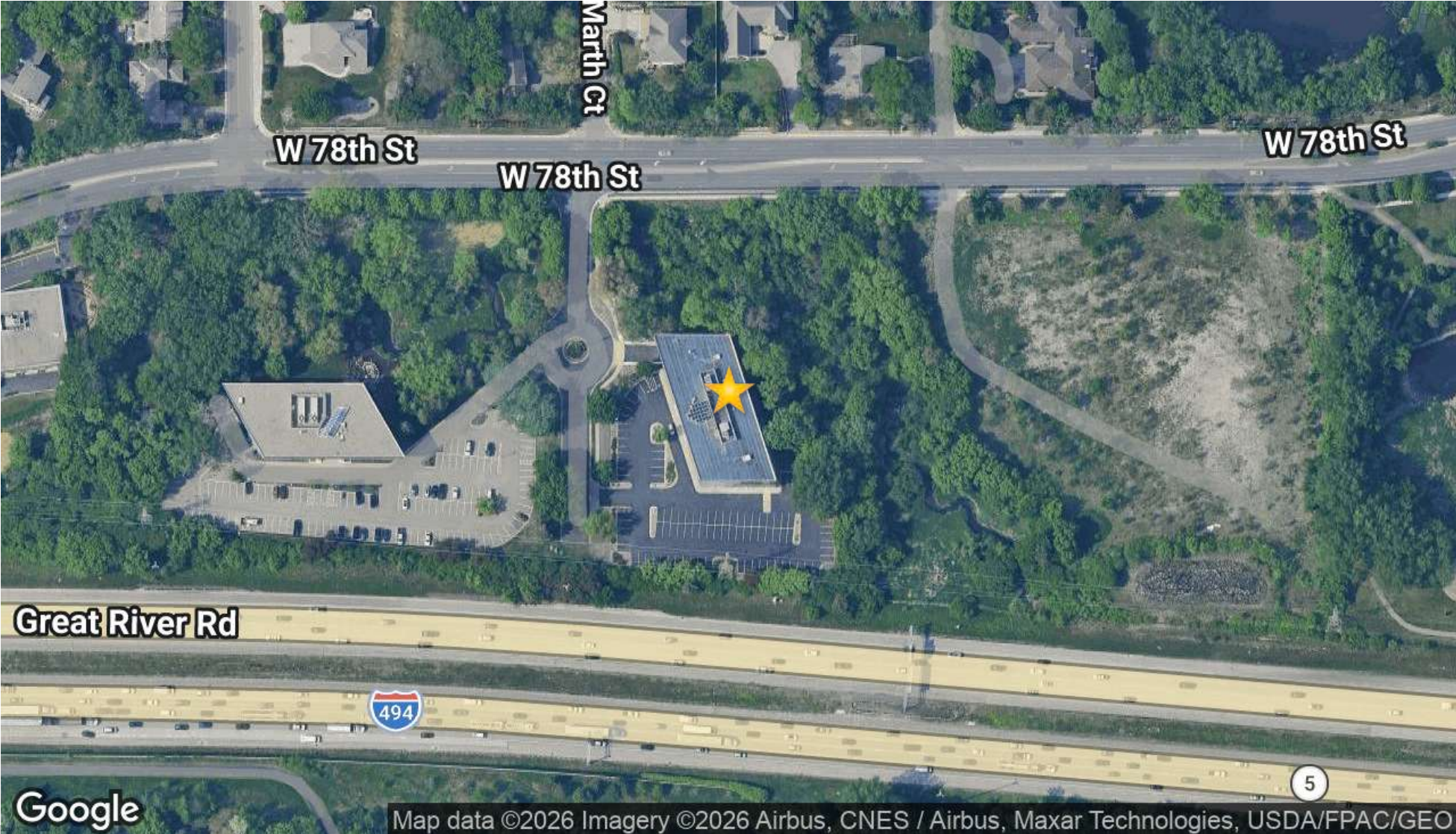
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LOCATION MAP

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DEMOGRAPHICS

TRAFFIC COUNTS

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BLOOMINGTON, MN

OFFICE GOLF

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BLOOMINGTON, MN

Bloomington is one of the Twin Cities' premier business and commercial hubs, strategically located at the intersection of major transportation corridors including I-494, I-35W, and Highway 77. The city offers immediate access to Minneapolis–Saint Paul International Airport and is home to the globally recognized Mall of America, driving significant daily traffic and regional economic activity. This connectivity and visibility make Bloomington a highly desirable location for office, hospitality, and commercial investment.

Beyond its strong infrastructure, Bloomington provides a well-balanced environment with a deep labor pool, established corporate presence, and high-quality amenities. The city has consistently attracted national and regional tenants seeking accessibility, convenience, and a professional setting, while ongoing redevelopment and mixed-use initiatives continue to enhance its long-term growth and investment appeal.

To learn more, please visit: <https://www.bloomingtonmn.gov/>

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DEMOGRAPHICS MAP & REPORT

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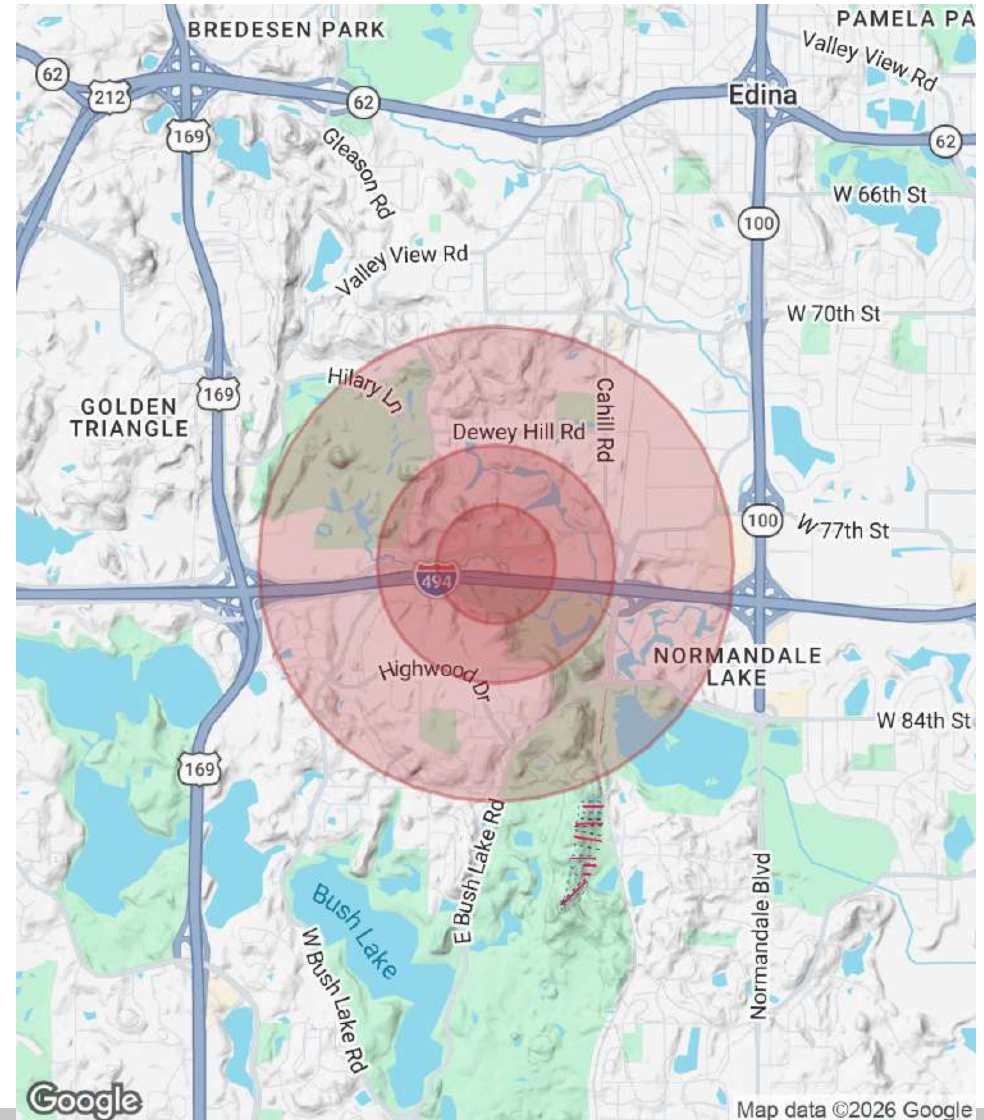
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	288	1,132	5,538
Average Age	61.6	60.7	51.7
Average Age (Male)	59.3	58.5	49.0
Average Age (Female)	64.7	63.4	53.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	132	517	2,476
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$168,145	\$170,668	\$179,026
Average House Value	\$518,834	\$528,935	\$554,616

2023 American Community Survey (ACS)



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MEET THE TEAM

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